



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: April 20, 2016

To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment

From: Robert Price, Assistant Planner

Subject: **Jessica Lott (petitioner) and Timothy Lott (owner)** – Variance under Section 3.02 of the Zoning Ordinance to permit the construction of an enclosed porch within 23.50 feet of the front property line whereas 30 feet is required. The parcel is located at 17 Miriam Road in the R (Residential) District. Tax Map 6A-2, Lot 042. Case # 2016-19.

The following information is provided to aid in your consideration of the above referenced cases. Additional background and application materials are included in your packet.

Background:

Map 6A-2, Lot 042 is located at 17 Miriam Road in the R (Residential) District (R-2 by soils). The parcel is approximately 0.28 acres in size, and is serviced by municipal water (MVD) and a private septic. There is an existing single-family dwelling. It is abutted entirely by residential uses, and is situated approximately 950 feet from Baboosic Lake.

The petitioner seeks to construct an enclosed 10' x 10' porch onto the home with a front setback of 23 ½ feet whereas 30 feet is required.

Standard of Review:

It is the burden of the petitioner to demonstrate that the five criteria for the granting of the variance under Section 3.02 of the Zoning Ordinance have been met to permit the construction of the porch 23 ½ feet from the front property line whereas 30 feet is required.

Cc: Zoning Board File
Correspondence

Ec: Timothy Lott (owner)
Jessica Lott (applicant)
Building Department Staff
Captain John Manuele, Merrimack Fire Department